

State of South Carolina

Greenville

COUNTY

FEB 14 12 45 PM 1968

Know All Men by These Presents:

That We, Clifton H. Simmons and Maude D. Simmons,

in the State aforesaid,

in consideration of the sum of Five (\$5.00) DOLLARS, and love and affection for the grantees,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee(s) Charles Robert Simmons and Violet T. Simmons and their heirs and assigns forever:

All of that parcel or lot of land in Chick Springs Township of Greenville County, South Carolina, lying south of the State Park (Batson Road), about four miles east of the City of Greenville and near the old Reid School property, being shown on a plat of property made for Clifton H. and Maude D. Simmons by C. O. Riddle, Surveyor, dated January, 1968, to be hereafter recorded and having the following courses and distances:

BEGINNING on an iron pin and stone; the southern most corner of the lot conveyed, and runs thence N. 45-39 W. 260.6 feet to an iron pin and stone; thence N. 42-57 W. 285.5 feet to an iron pin; thence S. 86-50 W. 172.7 feet to an iron pin; thence N. 16-17 E. 288.6 feet to an iron pin; thence S. 73-43 E. 637.8 feet to an iron pin on the J. E. Batson line; thence with that line, S. 16-17 W. 500 feet to the beginning, containing 5 acres, more or less, and being a portion of that property conveyed to the grantors by deed on record in the R.M.C. Office for Greenville County in Volume 253, at page 105.

ALSO, the right of ingress and egress over and upon that strip of land 50 feet in width extending from the State Park (Batson Road) along and upon the above described tract of land, which being agreed that the 50 foot strip of land shall remain open at all times for the use and benefit of any persons, including the grantees, who may own property adjoining or abutting said right-of-way and roadway.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors, and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs and Assigns against the grantor(s) and the grantor's(s') Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s') hand and seal this 14th day of February in the year of our Lord One Thousand Nine Hundred and Sixty-eight.

Signed, Sealed and Delivered in the Presence of

Maxine B. Ellis (Seal)

Clifton H. Simmons (Seal)
Maude D. Simmons (Seal)

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Personally appeared before me Maxine B. Ellis

and made oath that she saw the within named grantor(s) Clifton H. Simmons and Maude D. Simmons sign, seal and as their act and deed deliver the within written deed, and that she, with H. D. Hawkins witnessed the execution thereof.

Sworn to before me this 14th day of February, A. D., 1968

Maxine B. Ellis (Seal)
Notary Public for South Carolina

My Commission Expires: January 1, 1970

State of South Carolina

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RENUNCIATION OF DOWER

I, H. D. Hawkins, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Maude D. Simmons wife of the within named Clifton H. Simmons did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto Charles Robert Simmons and Violet T. Simmons and their Heirs and Assigns, all her interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 14th day of February, A. D., 1968

Maude D. Simmons (Seal)
Notary Public for South Carolina

My Commission Expires: January 1, 1970

Cancelled documentary stamps attached: S. C. S. 14th day of February, 1968, at 12:45 P.M. 21535

498.3-1-13.4
Ct of A.S.S. 1-13